# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

T. Herschel Hudgins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 29th DAY OF July, 19 99

Christina L. Neeley
NOTARY PUBLIC

My Commission expires: 1-22-2001

BOOK 11594 PG. 491

THIS INSTRUMENT PREPARED BY

GEORGE H. CATE, JR., 95 White Bridge Road, Suite 503, Nashville, TN 37205
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| T. HERSCHEL HUDGINS AND MILDRED HUDGINS (NAME) | SAME (NAME) | Map: 92-13 |
| 3311 Charlotte Pike (ADDRESS) | (ADDRESS) | Parcel: 82 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Warranty Deed

E069 07/29 0101 03CHECK 751.00

**For and in Consideration of** the sum of $ 200,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

3323 Charlotte Avenue, L.L.C., a Tennessee Limited Liability Company

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

T. HERSCHEL HUDGINS AND WIFE, MILDRED HUDGINS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 4, 5, 6, and 7 on Block 1, Charlotte Park, 2nd Addition, as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lots adjoin and front 200 feet on the south side of Charlotte Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to 3323 Charlotte Avenue, L.L.C. by Deed from Roy Childrey and wife, Joyce Childrey, of record in Book 11352, page 123, Register's Office for Davidson County, Tennessee.

PICK-UP

Subject to agreement contained in Deed from D. Stillman and wife, Albert J. Delfavere and wife, Ella F. Delfavere, dated June 15, 1964, filed June 26, 1964, and recorded in Book 3770, page 187, said Register's Office.

99 JUL 29 PM 1:20
BILL GARNETT REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. & REFERENCE (S)

06117583

This is improved (X) property, known as 3323 Charlotte Avenue, Nashville, Tennessee 37209
(House Number) (Street) (City) (State)

unimproved ( )

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**Witness** our hands this 29th day of July, 19 99.

3323 CHARLOTTE AVE, L.L.C.
3323 CHARLOTTE AVENUE, L.L.C.

BY: R. Childrey
ROY CHILDREY, MANAGING MEMBER

**RECORDERS MEMO**
~~LEGIBILITY OF WRITING, TYPING &~~
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11594 PG. 492

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared ROY CHILDREY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who, upon oath, acknwoledged himself to be the managing member of 3323 Charlotte Avenue, L.L.C., the within named Bargainor, a Tennessee Limited Liability Company, and that, as such managing member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as such managing member.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of July, 1999.

Christina L. Neeley
NOTARY PUBLIC

My commission expires:

1-27-2001

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

061758 3
IDENTIF. ↑ REFERENCE

99 JUL 29 PM 1:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 200000.00 |
| CON TX | 740.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 751.00 |
| CHECK | 751.00 |

07/29/99 01 13:25 0001 8869

BOOK 11594 PG. 493

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1497121